


**Marion County
Board of County Commissioners**
Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

VARIANCE APPLICATION – 2025

The undersigned hereby requests a Variance in accordance with the Marion County Land Development Code, Article 2, for the purpose of: Requesting a reduction for an existing under construction garage setback from 8ft to 4.6ft on the West side of setback.

Parcel Account Number(s): 49079-000-00

Property/Site Address: 12474E. Hwy 25, Ocklawaha, FL

Property Dimensions: See attached survey

Total Acreage: 0.69 **Zoning Classification:** R3 **Current Use(s):** Residential

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners and/or Applicants/Agents, please use additional pages.

Property Owner Name (print) Thomas Braxton Adamson & Kaley Adamson	Applicant or Agent Name (print) Kent Guinn o/b/o Douglas Law Firm
Mailing Address 12474 E. Hwy 25	Mailing Address 110 N. Magnolia Avenue
City, State, Zip Ocklawaha, FL	City, State, Zip Ocala, FL 34475
Phone Number (include area code) 904-234-1414	Phone Number (include area code) 800-705-5457 or 352-572-0312
E-Mail Address braxton@jaxoffices.com	E-Mail Address kent@dhclawyers.com or kryssy@dhclawyers.com
Signature* <i>T Braxton & Kaley P Adamson</i> T Braxton & Kaley P Adamson (Jun 11, 2026 15:15:19 EDT)	Signature* <i>Kent Guinn</i>
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Thomas Braxton Adamson & Kaley Adamson	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Kent Guinn

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY		
Section(s) of Code request variance from:		
Project No.:	Application Request No.:	Code Case No.:
Rcvd by:	Rcvd Date: / /	Time: PZ Case No.:

Please note: The Variance Permit will not become effective until after a final decision is made by the Marion County Board of Adjustment and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

Variance Application

Document Completeness Checklist – 2025

The County will not review a Variance application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the first page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

Variance applications are complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

1. ☐ A signed and complete application form accompanied by payment of the application fee.
 - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card¹**. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. ☐ A copy of the most recent **recorded deed** conveying the property to the current owner.
 - a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.
3. ☐ A survey with legal description, setbacks, and existing structures signed by a Florida Licensed Professional Surveyor.
4. ☐ A proposed Site Plan, at a minimum, including:
 - a. Required setbacks and proposed setbacks
 - b. Location of proposed structures
5. ☐ A written petition of all six criteria per LDC Sec. 2.9.2 (see pages 3, 4, & 5 of this application packet)
6. ☐ (Optional) Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

¹ Payments using a credit card are subject to a surcharge service fee.

Written Petition for Variance

A variance from the terms of these regulations shall not be granted by the Board of Adjustment unless the written petition for a variance submitted demonstrates all six criteria per Land Development Code (LDC) Sec. 2.9.2. Provide your responses in the space following each statement. Use complete sentences to fully explain and justify your hardship:

A. LDC Sec. 2.9.2.C.(1) - Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

The subject property contains several unique physical limitations that significantly restrict the placement of a proposed garage addition. A currently existing two-vehicle carport occupies the only practical buildable area for the proposed structure. The rear of the property borders Lake Weir, preventing construction in that direction. In addition, an existing drain field is located adjacent to the current carport area, and an existing septic system is located within the proposed construction area. The narrowing configuration of the lot toward County Road 25 further limits placement options and restricts safe and functional homeowner access. These combined site-specific conditions are unique to this property and are not generally applicable to other similarly zoned properties in the area.

Requesting a reduction from an existing, under construction garage setback from 8ft to 4.6ft on the west side setback.

B. LDC Sec. 2.9.2.C.(2) - The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

The conditions creating the need for the variance are pre-existing characteristics of the property, including the location of Lake Weir, the lot configuration, and the placement of the septic system and drain field. These circumstances were not created by the applicant and are beyond the applicant's control.

C. LDC Sec. 2.9.2.C.(3) - Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

Strict application of the setback regulations would effectively prevent the construction of a reasonable garage addition on the property. Due to the combined constraints of the lake frontage, septic system, drain field, and narrowing lot dimensions, there is no alternative location that would accommodate the structure while maintaining practical access to the residence. Denial of the variance would deprive the applicant of the reasonable use and enjoyment commonly afforded to similarly zoned residential properties that are able to maintain enclosed vehicle storage and related improvements.

D. LDC Sec. 2.9.2.C.(4) - The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

Structure Placement: Construct garage that will be 4.6ft from west side boundary and following the same size specifications as the existing concrete slab.

The requested variance represents the minimum relief necessary to allow for the reasonable construction and use of the proposed garage addition. The applicant has considered the physical limitations of the site and designed the proposed location to avoid encroachment into Lake Weir, interference with the drain field, and obstruction of access from County Road 25. No smaller variance would permit the intended reasonable use of the property.

E. LDC Sec. 2.9.2.C.(5) - Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Applicant's justification:

Granting the requested variance would not provide the applicant with any special privilege unavailable to other similarly situated properties. The variance request is solely intended to accommodate the unique physical constraints of the property and to allow a reasonable residential improvement consistent with the surrounding area and neighborhood character.

F. LDC Sec. 2.9.2.C.(6) - The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

The proposed garage addition will not adversely affect neighboring properties, public safety, or the general welfare of the community. The addition is residential in nature, compatible with surrounding properties, and intended to improve the functionality and appearance of the existing residence. The variance will not create increased traffic, drainage issues, or other negative impacts to the neighborhood or surrounding environment.

25_24_09 ADA Variance Application Fillable 2025 - B. Adamson

Final Audit Report

2026-05-26

Created:	2026-05-26
By:	Eileen Hernandez (eileen@dhclawyers.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIJxt-GNPPb7bOPZY53zRTQQUnaRPMK0q

"25_24_09 ADA Variance Application Fillable 2025 - B. Adams on" History

-  Document created by Eileen Hernandez (eileen@dhclawyers.com)
2026-05-26 - 3:02:23 PM GMT
-  Document emailed to Thomas Braxton Adamson (braxton@jaxoffices.com) for signature
2026-05-26 - 3:04:19 PM GMT
-  Document emailed to Kent Guinn (kent@dhclawyers.com) for signature
2026-05-26 - 3:04:19 PM GMT
-  Email viewed by Kent Guinn (kent@dhclawyers.com)
2026-05-26 - 3:08:52 PM GMT
-  Document e-signed by Kent Guinn (kent@dhclawyers.com)
Signature Date: 2026-05-26 - 3:21:09 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Email viewed by Thomas Braxton Adamson (braxton@jaxoffices.com)
2026-05-26 - 3:27:00 PM GMT
-  Document e-signed by Thomas Braxton Adamson (braxton@jaxoffices.com)
Signature Date: 2026-05-26 - 3:30:09 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW
-  Agreement completed.
2026-05-26 - 3:30:09 PM GMT

LINE TABLE		
LINE	LENGTH	BEARING
L1 (M)	50.00'	N77°20'5"
L1 (P)	50.00'	N77°16'00"
L2 (M)	20.00'	N76°34'3"
L2 (P)	20.00'	N77°16'00"

LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER
A.W. = ANCHOR WIRE
B/P = BRICK PAPER
B.S. = BUILDING SETBACK LINE
C. = CALCULATED DISTANCE OR BEARING
C.C. = CENTERLINE
C.M.F. = COMBINED METELED END STRUCTURE
C.M.P. = CONCRETE METAL PIPE
C.N.A. = CANNOT BE ACCESSIBLE
C.O. = COLUMBIA
C.P. = CORNER POINT
C.P.P. = CORRUGATED PLASTIC PIPE
C.S. = CEMENT SURFACE BEARING
D.E. = DRAINAGE EASEMENT
D.E. & U. = DRAINAGE & UTILITY EASEMENT
ELEV. = ELEVATION
E.M.T. = ELECTRIC METER
E.O.D. = EDGE OF DIRT
E.O.P. = EDGE OF PAVED SURFACE
E.O.P. = EDGE OF PAVEMENT
E.O.S. = EASEMENT FLOOR ELEVATION
FO. = FOUNDATION
F.O. = FORTIFICATION
ILLEG. = ILLEGIBLE
I.M.B. = IRREGULAR BOUNDARY
L.B. = LICENSED BUSINESS
L.C.S. = LICENSED SURVEYOR
M. = MEASURED DISTANCE AND/OR BEARING
M.C. = MEASURED DISTANCE, WEST
M.C. = MEASURED DISTANCE, WEST
OR (ANY COMBINATION)
O.A. = OFFSET PARCEL
O/L = ON-LINE
ON. = ON SUBJECT PARCEL
O.R.B. = OFFICIAL RECORDS BOOK
P. = PLAT DISTANCE AND/OR BEARING
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C. = POINT OF COMMENCEMENT
P.E. = POOL EQUIPMENT
P.F. = PACE
P.I. = POINT OF INTERSECTION
P.L. = PLANTER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.L. = POINT ON LINE
P.O.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.S. = PROFESSIONAL SURVEYOR
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
R. = RADIAL DISTANCE AND/OR BEARING
R.B. = RECORD BOOK
S. = SEPTIC TANK
S.E. = SEWER EASEMENT
U.E. = UTILITY EASEMENT
U.C. = CALCULATED POINT
U.D. = UNIT DRAWN TO SCALE
M. = FIRE HYDRANT
S. = SANITARY SEWER MANHOLE
D.M. = DRAINAGE MANHOLE
C. = CEMENT
P. = POWER POLE
L. = LIGHT POLE
C. = CATHY ROSE
P. = PHONE RISER
W. = WATER METER
E. = ELECTRIC BOX

LEGAL DESCRIPTION:

A PORTION OF SECTION 6, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 25, FORMERLY STATE ROAD NO. 2, AND ALSO KNOWN AS THE OJEE HIGHWAY, SAID POINT BEING THE INTERSECTION OF SAID HIGHWAY WITH THE SOUTH RIGHT OF WAY LINE WITH THE WEST BOUNDARY LINE OF LOT 1, CONNORS SUBDIVISION AS RECORDED AS RECORDED IN PLAT BOOK A, PAGE 187, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUNNING $77^{\circ}15'00''$ E, 100 FEET; THENCE $11^{\circ}30'00''$ E, 100 FEET; THENCE $11^{\circ}30'00''$ E, 20 FEET; THENCE $51^{\circ}36'00''$ E, TO THE WATERS OF LAKE WIER; THENCE WESTERLY ALONG WITH THE WATERS OF SAID LAKE TO A POINT $11^{\circ}30'00''$ E, FROM THE POINT OF BEGINNING, THENCE $11^{\circ}30'00''$ W, TO THE POINT OF BEGINNING.

NOTE: Unless noted, this survey has been prepared without the benefit of a title search or title commitment, and therefore is subject to any dedications, restrictions, easements or other encumbrances, and items of record, a commitment or search would reveal. Building setback lines have not been shown on this map of survey, unless otherwise noted. To determine setback requirements, inquiries need be made with the appropriate building department of the county or city zoning department. All distances shown, other than lot or boundary distances, are approximate only and should be verified by other means. The presence of structures, topography items and appearances shown are in approximate locations; their configurations are also approximated and could vary. Other items of record, such as easements on this parcel, but might not be shown on this map.

PRINTING ELECTRONICALLY SIGNED DOCUMENT:
IN ORDER FOR THIS DOCUMENT TO BE VIEWED
CORRECTLY IT MUST BE PRINTED ON AN
24"x36" (ARCH D) SIZE PAPER AND WITH NO
SCALING, FITTING TO PAGE, OR CUSTOM SIZE
OPTIONS. PRINTING THIS SHEET NOT TO SCALE
IS ONLY FOR VISUAL AID PURPOSES, THE SIGNING
SURVEYOR TAKES NO LIABILITY IN INFORMATION
OBTAINED FROM ITS USE IN SUCH A MANNER.
SEAL AND SIGNATURE APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY JIMMY BOHANNON FL#86172.

[illegible]

SURVEY DATA SOLUTIONS, LLC.

P.O. BOX 1148 ALTOONA, FL., 32702
PHONE (352) 816-4084 LB 8546
CONTACT.SDS.US@GMAIL.COM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION DEPICTED HEREON IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED. FURTHERMORE THIS PLAT AND DESCRIPTION MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 120, F.S.

Signature: [Signature] DATE: 03-31-26

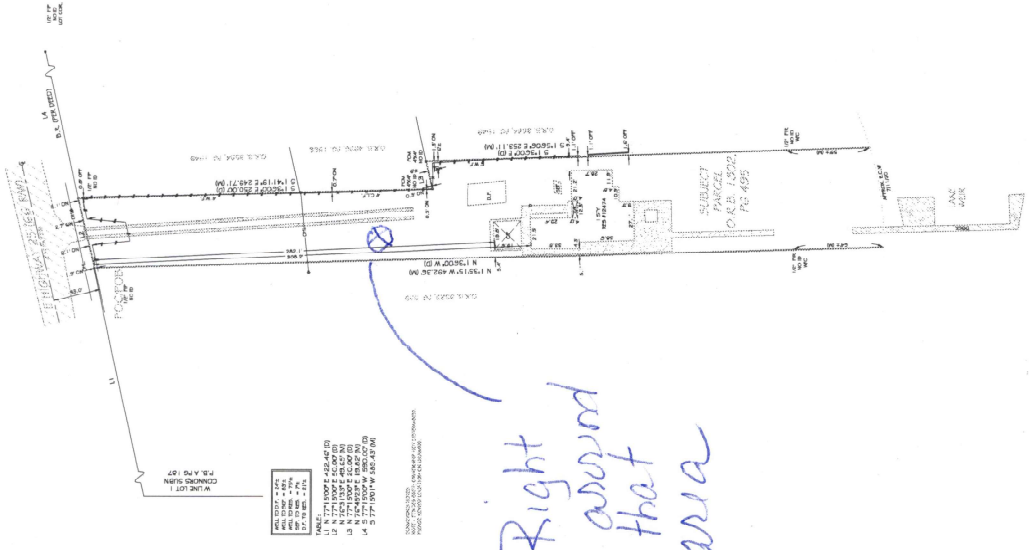
Florida Registration No.
44373

ADDRESS: 12474 E HWY 25 OCKLAWAHA, FL

SCALE: 1" = 30'	FIELD DATE: 03/31/26	DWG NO: 26-196	PARTY CHIEF: BP	DRAWN BY: KC
CERTIFIED TO: ALIX COMMERCIAL SERVICES			COUNTY: MARION FLOOD ZONE: IAI AND IBI	

COUNTY: MARION
FLOOD ZONE: "A" AND "X"
COMMUNITY NUMBER: 120160
PANEL: 12083C0765
SUFFIX: D
BASE FLOOD ELEVATION: N/A
EPA DATE: 08/28/2008

For of this survey when filed in the public records, the surveyor shall be responsible for the accuracy of the survey. The surveyor shall be responsible for the accuracy of the survey. The surveyor shall be responsible for the accuracy of the survey.



Right around in that area

FIELD MEASUREMENTS: 10/10/2020

FOR THE
KELLER WILLIAMS
SURVEYING
BROWARD COUNTY



CLIENT: KELLER WILLIAMS SURVEYING, BROWARD COUNTY
PROJECT: SURVEY OF THE SUBJECT PARCEL
DATE: 10/10/2020
BY: JOHN W. WILLIAMS, LICENSED SURVEYOR
FOR THE: KELLER WILLIAMS SURVEYING, BROWARD COUNTY

BY REFERRING A CLIENT TO THE LOCAL COMMISSIONER OF THE BROWARD COUNTY SURVEYING BOARD, THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

THE BROWARD COUNTY SURVEYING BOARD IS A BOARD OF THE BROWARD COUNTY SURVEYING BOARD. THE BROWARD COUNTY SURVEYING BOARD IS A BOARD OF THE BROWARD COUNTY SURVEYING BOARD.

1. The surveyor shall be responsible for the accuracy of the survey. The surveyor shall be responsible for the accuracy of the survey. The surveyor shall be responsible for the accuracy of the survey.

John W. Williams
Keller Williams
Broward County
Surveyor

EXACTA
LAND SURVEYORS, LLC
11940 Fairway Lakes Drive | Suite 1 | Fort Myers, FL 33913
P: 888-735-1916 | F: 866-744-2862



Prepared by:
Carla Mangano
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 20-1798

General Warranty Deed

Made this July 24, 2020 A.D. By **Elka B. Malever, a single woman**, 1722 SE 28th Street, Ocala, FL 34471, hereinafter called the grantor, to **Thomas Braxton Adamson and Kaley Perkins Adamson, husband and wife**, whose address is: 42 Willow Park Way, Ponte Vedra, Florida 32081, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

A portion of Section 6, Township 17 South, Range 24 East, MARION County, Florida, being further described as follows:

Commencing at a point on the South right of way line of State Highway No. 25, formerly State Road No. 2, and also known as the Dixie Highway, said point being N.77°15'00"E. 422.65 feet from the intersection of said right of way line with the West boundary line of Lot 1, CONNOR'S SUBDIVISION as recorded in Plat Book A, Page 187, of the Public Records of Marion County, Florida; thence running N77°15'00"E. along said right of way line 50 feet; thence S.01°36'00"E. 250 feet; thence N.77°15'00"E. 20 feet, thence S.01°36'00"E. to the waters of Lake Weir; thence Westerly along and with the waters of said Lake to a point lying S.01°36'00"E. from the Point of Beginning; thence N.01°36'00"W. to the Point of Beginning.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice

Prepared by:
 Carla Mangano
 Affiliated Title of Central Florida, Ltd.
 2701 SE Maricamp Road, Suite 101
 Ocala, Florida 34471

File Number: 20-1798

the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Carla Mangano

Witness 1 Sign:

C. Mangano

Witness 1 Print:

Lacy Cruz

Witness 2 Sign:

Lacy Cruz

Witness 2 Print:

Elka B. Malever
Elka B. Malever

State of Florida County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of July, 2020, by **Elka B. Malever, a single woman**, who is/are personally known to me or who has produced driver's license as identification

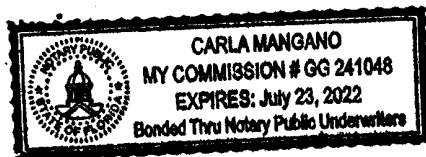
Carla Mangano

Notary Public Signature

Print Name: _____

NOTARY SEAL

My Commission Expires: _____



DEED Individual Warranty Deed With Non-Homestead-Legal on Face
 Closers' Choice



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

49079-000-00

[GOOGLE Street View](#)

Prime Key: 1172641

[MAP IT+](#)

Current as of 7/14/2026

[Property Information](#)

ADAMSON THOMAS BRAXTON
ADAMSON KALEY PERKINS
12276 SAN JOSE BLVD STE 721
JACKSONVILLE FL 32223-8674

[Taxes / Assessments:](#)

Map ID: 294

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 01

Acres: .69

Situs: 12474 E HWY 25 OCKLAWAHA

[2025 Certified Value](#)

Land Just Value	\$223,440
Buildings	\$197,181
Miscellaneous	\$14,420
Total Just Value	\$435,041
Total Assessed Value	\$435,041
Exemptions	\$0
Total Taxable	\$435,041

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$223,440	\$197,181	\$14,420	\$435,041	\$435,041	\$0	\$435,041
2024	\$223,440	\$195,295	\$15,206	\$433,941	\$410,943	\$0	\$410,943
2023	\$223,440	\$182,259	\$5,202	\$410,901	\$364,014	\$0	\$364,014

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7238/0568	07/2020	07 WARRANTY	7 PORTIONUND INT	U	I	\$325,000
7238/0566	07/2020	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
7231/1024	07/2020	62 DISTR	7 PORTIONUND INT	U	I	\$100
7229/1463	07/2020	60 CRT ORD	7 PORTIONUND INT	U	I	\$100
7229/0414	07/2020	62 DISTR	7 PORTIONUND INT	U	I	\$100
UNRE/INST	12/2017	71 DTH CER	0	U	I	\$100
7229/0430	12/2017	74 PROBATE	0	U	I	\$100
1802/0495	01/1992	05 QUIT CLAIM	0	U	I	\$100
0683/0680	11/1974	02 DEED NC	0	U	I	\$10,000

[Property Description](#)

SEC 06 TWP 17 RGE 24
COM AT A PT N 77-15-00 E 422.46 FT FROM INTERSECTION

ATTACHMENT A

OF S RWY LINE OF RD NO 2 WITH W LINE OF LOT 1 CONNERS
SUB TH N 77-15-00 E 50 FT S 01-36-00 E 250 FT TH
N 77-15-00 E 20 FT S 01-36-00 E TO WATERS OF LK WEIR TH
SWLY ALG LK TO PT S 01-36-00 E FROM POB TH N 01-36 W
TO POB

[Land Data - Warning: Verify Zoning](#)

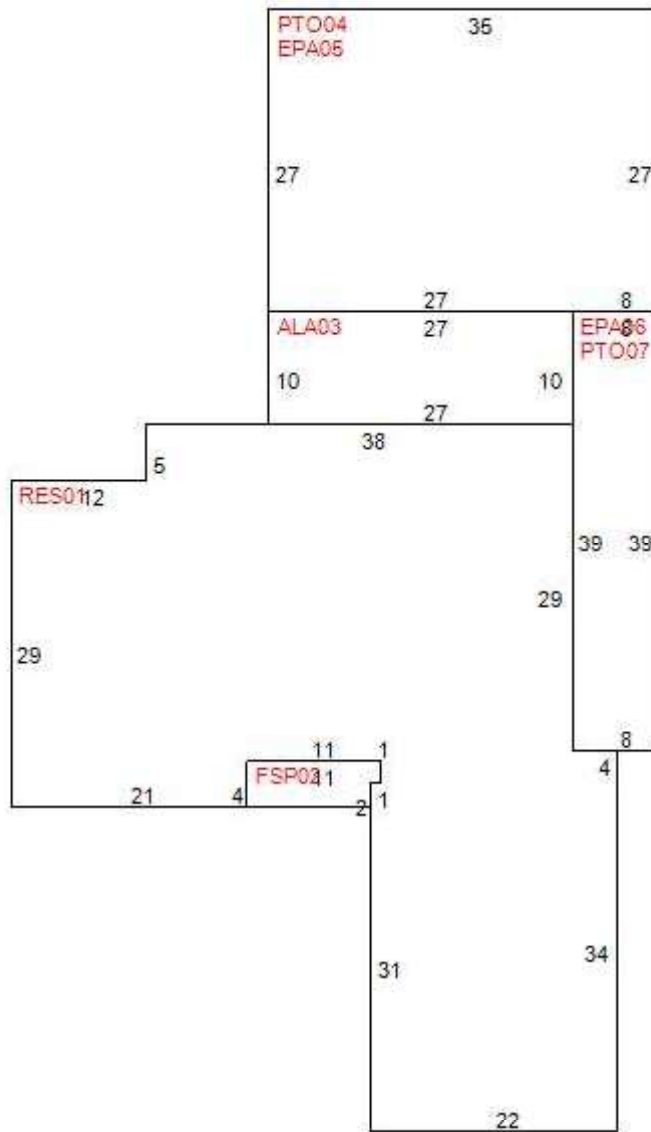
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0130		70.0	429.0	R3	70.00	FF						
Neighborhood 8090												
Mkt: 10 70												

[Traverse](#)

Building 1 of 1

RES01=L11D4L21U29R12U5R38D29R4D34L22U31R1U2L1.
FSP02=L11D4R11U2R1U2L1.D33R22U34L4U29
ALA03=L27U10R27D10.U10
PTO04=L27U27R35D27L8.
EPA05=L27U27R35D27L8.
EPA06=R8D39L8U39.

PTO07=R8D39L8U39.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 3
Quality Grade 400 - FAIR
Inspected on 9/14/2023 by 187

Year Built 1958
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 318

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1958	N	0 %	0 %	2,252	2,252
FSP 0201	- NO EXTERIOR	1.00	1958	N	0 %	0 %	46	46
ALA 0324	- CONC BLK-PAINT	1.00	1958	N	0 %	0 %	270	270
PTO 0401	- NO EXTERIOR	1.00	1958	N	0 %	0 %	945	945
EPA 0501	- NO EXTERIOR	1.00	2022	N	0 %	0 %	945	945
EPA 0601	- NO EXTERIOR	1.00	2022	N	0 %	0 %	312	312
PTO 0701	- NO EXTERIOR	1.00	1958	N	0 %	0 %	312	312

Section: 1

Roof Style: 02 FLAT WOOD STR
Roof Cover: 03 ROLLED
ROOFING

Floor Finish: 42 CERAMIC/PORCELAIN
TILE

Wall Finish: 20 PLASTER

Bedrooms: 3
4 Fixture Baths:
0

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N

ATTACHMENT A

Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 3	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Intercom: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Vacuum: N	
A/C: Y		Extra Fixtures: 2	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00		UT	99	1968	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1968	2	0.0	0.0
159 PAV CONCRETE	1,135.00		SF	20	1968	3	0.0	0.0
120 FENCE MASONRY	285.00		SF	50	1968	3	0.0	0.0
114 FENCE BOARD	104.00		LF	10	1968	2	13.0	8.0
114 FENCE BOARD	144.00		LF	10	1968	4	0.0	0.0
UDC CARPORT-UNFIN	400.00		SF	40	2014	2	20.0	20.0
BTH BOAT HOUSE	290.40		SF	40	2023	3	12.0	24.2
DCK DECK-WOOD	322.00		SF	40	2023	3	0.0	0.0
030 DOCK WOOD	700.00		SF	10	2023	3	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023052050	8/1/2023	8/11/2023	OLD ROTTED DOCK PREVIOUSLY REMOVED. REPLACING DOCK WITH NEW
2021081595	4/1/2022	4/18/2022	BUILD 26X30 GABLE STYLE CAGE AND 66X6 FLAT ROOF AREA ON EXI
2020091245	9/14/2020	12/13/2021	ROOF OVER EXISTING SFR MODIFIED BITUMIN TORCH DOWN MEMBRANE